



Blue Ridge Land & Auction Co., Inc

Online Auction Bidders Agreement

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

AUCTION FOR – Maragaret Johnson Brewster

AUCTION LOCATION – Online at www.BlueRidgeLandandAuction.HiBid.com

AUCTION DATE – Thursday, May 14th, 2026 at 3 PM

*** Bids at 3 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Co. located at 102 S. Locust St., Floyd, VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

OFFERING –

Legally described as:

+/- 0.246 acres and improvements; Map #: 067-002-0000-0002 3; LOTS 2 & 3 EMMA C MOREHEAD LOTS; DB 477 PG 884; Plat Book 3 Page 17

Address: 4983 Blue Sky Ln., Dublin, VA 24084

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, May 14th, 2026 at 3 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

It is solely bidders' responsibility to contact the auction company at (540) 745-2005 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval. This means that this auction is subject to a seller's reserve, which means that if the reserve is not met, the seller is not required to sell the property.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Kaitlyn Harman at (540) 745-2005 or by email at BlueRidgeLandandAuction@gmail.com**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A **\$10,000**, non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to Attorney/Title Company of Purchaser's Choice no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, June 29th, 2026**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

- 18) **Bidding Disclosures:** The property is available for and subject to sale prior to auction. Per Virginia auction code: 18 VAC 25-21-120 Seller or auctioneer on sellers behalf, may bid up to but not beyond sellers reserve price. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).
- 19) **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to VA State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to BlueRidgeLandandAuction@gmail.com. If these steps have not been completed, a broker referral fee will not be paid.
- 20) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that “an offer” has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller’s acceptance. A Broker Referral Fee of 2% (of High Bid Price) is offered to a cooperating VA State Licensed Real Estate Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.
- 21) **Other:** The following personal property and appliances convey with the property two refrigerators, two stoves, two dryers, two washers, two dishwashers, all boat docks furniture, grill, kitchen unit, window shades, matching tile, extra paint, pots, pans, microwave, dining room table & chairs, and all pool equipment.

Matt Gallimore – United Country Blue Ridge Land and Auction
Owner, Real Estate Broker, Auctioneer, MBA
102 South Locust Street; PO Box 234
Floyd, VA 24091
540-239-2585
Gallimore.Matt@gmail.com

Individual State License #'s

Virginia Auctioneer License #	2907004059
Virginia Real Estate Broker License #	0225062681
North Carolina Auctioneer License #	10250
North Carolina Real Estate Broker License #	311692
Tennessee Auctioneer License #	7095
Tennessee Real Estate Broker License #	350819
South Carolina Auctioneer License #	4757
South Carolina Real Estate Sales Person License #	139344
Florida Real Estate Sales Person License #	SL3618959
Florida Auctioneer License #	AU5414
Alabama Auctioneer License #	5700

Firm State License #'s

Virginia Auction Firm License #	2906000294
Virginia Real Estate Firm License #	0226000240
North Carolina Auction Firm License #	10299
North Carolina Real Estate Firm License #	C35716
Tennessee Real Estate Firm License #	263941

Richard Jones – Woods River Realty
Owner, Real Estate Broker
113 Newbern Road,
Dublin, VA 24084
540-230-6602
woodsriver@comcast.net

Individual State License #'s

Virginia Broker License #	0225108511
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Auction Services

Aerial



**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****

Contour



**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries.****



Neighborhood

4983 Blue Sky Ln.,
Dublin, VA 24084





Location

4983 Blue Sky Ln.,
Dublin, VA 24084





Floor Plan

Auction Services

General Floorplan - Ground Level & Loft

1,740 SQ. FT., 2 Bedrooms, 2 Baths

Floors - Carpet, Tile, Lam. HW.

Heat Pump, Gas Fireplace

Totals

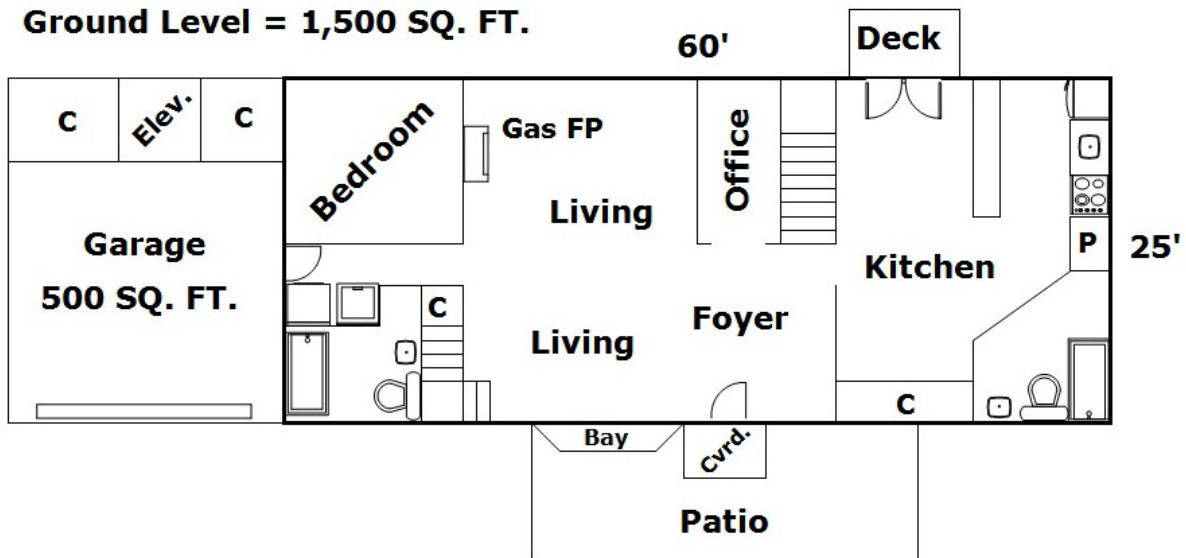
3 Bedrooms, 3.5 Baths

Living Area = 3,240 SF

Enclosed Pool Area = 1,590 SF

Garage = 500 SF

Ground Level = 1,500 SQ. FT.



Loft = 240 SQ. FT.





Floor Plan

Auction Services

General Floorplan - Lower Level

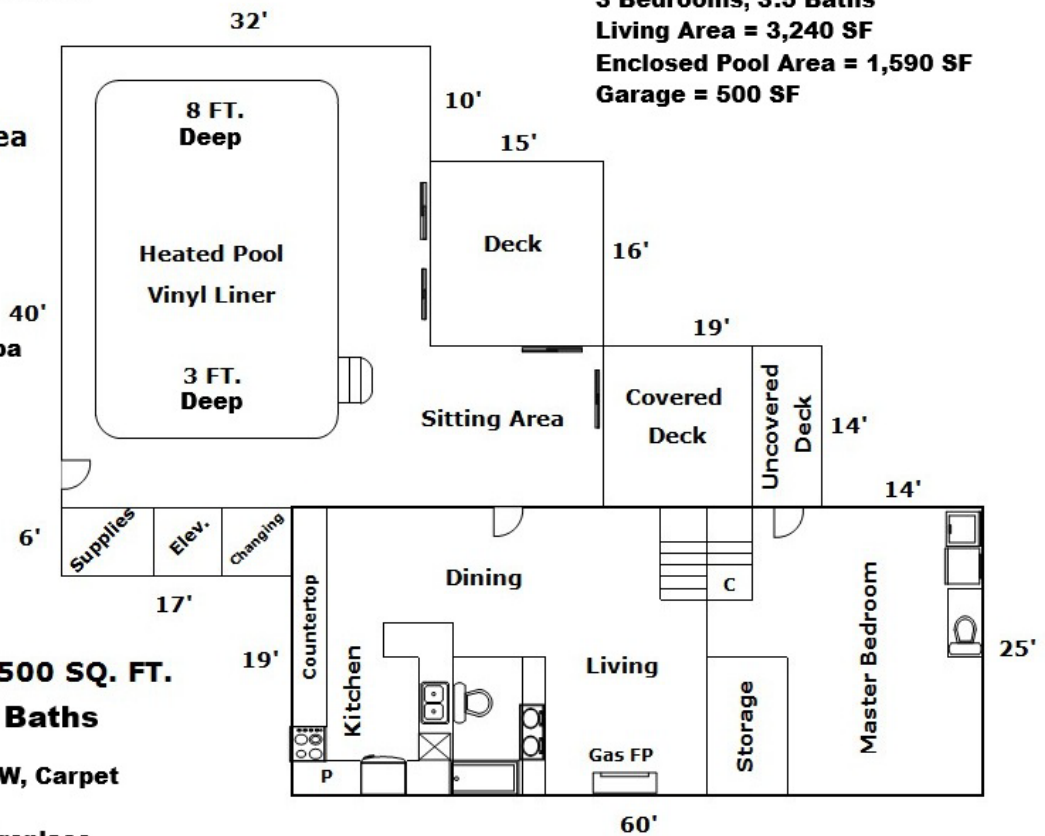
Exterior - Metal Roof, Vinyl Siding, Block Foundation
 Private Septic, Shared Well
 Year Built - 1977

Totals

3 Bedrooms, 3.5 Baths
Living Area = 3,240 SF
Enclosed Pool Area = 1,590 SF
Garage = 500 SF

Enclosed Pool Area
1,592 SQ. FT.

Concrete Floors
Fully Insulated
Installation by
Little River Pool & Spa



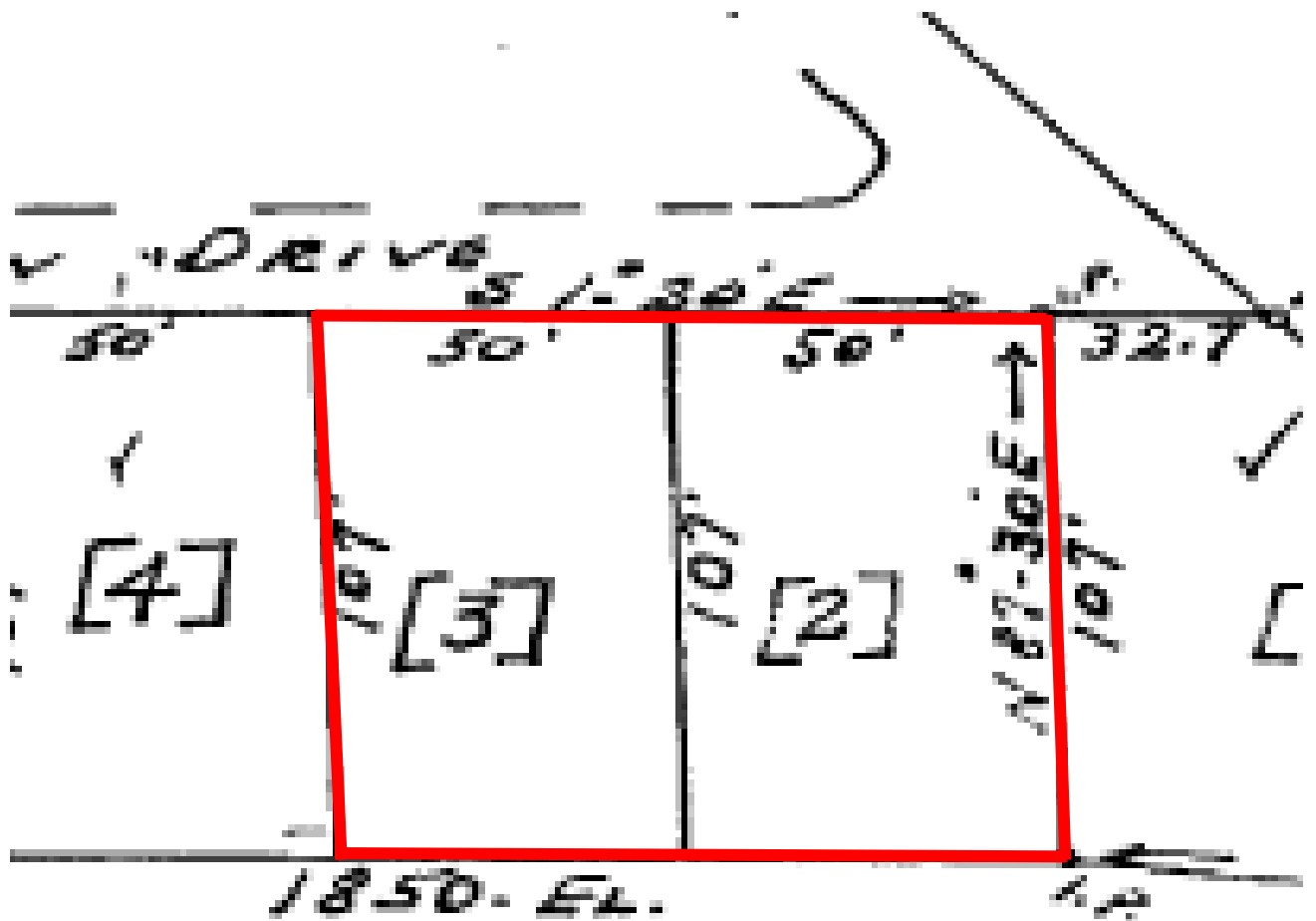
Lower Level = 1,500 SQ. FT.

1 Bedroom / 1.5 Baths

Floors - Tile, Lam. HW, Carpet
 Walls - Drywall
 Heat Pump & Gas Fireplace

Survey

+/- 0.24 ac



mailed to:
Rt. 1, Box 171-A
Hunting, Va
24134

Witness
Lillian E. Morehead
Rosa R. Johnson
Sept 20 1976
Marilyn Johnson
Clerk

THIS DEED, made and entered into this 26th day of August, 1976, by and between Lillie E. Morehead, unmarried, by and through George G. Morehead, her true and lawful attorney-in-fact, party of the first part, and hereinafter referred to as Grantor, and Rosa Roberta Johnson and Margaret Johnson Brewster, parties of the second part, and hereinafter referred to as Grantees,

WITNESSETH

That for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, cash in hand paid the Grantor by the Grantees, the receipt of which is hereby expressly acknowledged, the Grantor does hereby bargain, sell, grant and convey, with Covenants of General Warranty of Title, unto the Grantees, all those certain lots or parcels of land, with the appurtenances thereunto belonging, situate in the Ingles Magisterial District of Pulaski County, Virginia, on Claytor Lake, (Dublin Hollow), designated and described as follows, to-wit:

Being Lots Numbers Two (2), and Three (3), on a plat of the "EMMA C. MOREHEAD LOTS ON CLAYTOR LAKE, DUBLIN HOLLOW," prepared by F. L. Zeigler, Civil Engineer, dated the 28th day of August, 1957, as shown by a certificate of subdivision recorded on the 14th day of December, 1957, and of record in the Clerk's Office of Pulaski County, Virginia, in Deed Book 178, Page 587, and which plat is of record in Plat Book 3, Page 17, together with the right of ingress and egress to and from the said Claytor Lake lying in the front of said lots; and being a part of the real estate devised to the said Lillie E. Morehead under the Last Will and Testament of Emma C. Morehead, probated in the said Clerk's Office on the 12th day of April, 1973, and of record therein in Will Book 28, Page 552, reference to all of which is hereby made.

The grantor hereby expressly grants to the Grantees an easement for a private driveway or right-of-way for the use of the lots hereby conveyed, a thirty (30) foot wide driveway shown on the aforesaid plat and being designated as Lake View Drive as it abuts on the eastern side of said lots and then extending to and with the Bullard land, North 49 degrees 40 minutes East to a point where the property of Lillie E. Morehead adjoins a 50' wide road running through the remaining property of Lillie E. Morehead to the South frontage road of Interstate 81, together with a similar thirty (30) foot right-of-way beginning near the Northern corner of Lot Number Eleven (11), shown on said plat and extending in a southeastern direction as shown on said plat along the Bullard land, thus permitting the users of said right-of-way to make a complete circular drive as ingress to and egress from said property; and the parties of the second part, Grantees, shall have free and unrestricted use and access to that certain strip of land lying between Lake View Drive and rear of the lots herein conveyed, as set out and shown on the aforesaid Plat recorded in Plat Book 3, Page 17, bounded and described as follows:

BEGINNING at the rear corner of Lots Three (3) and Four (4), thence northeastward 20 feet to Lake View Drive; thence southeastward 29' 6" to an iron stake located 4 feet southwest of a well; thence 33' 6" to a stake at the corner of the easement to Lot No. One (1); thence southwestward 73' to the corner of Lots One (1) and Two (2); thence with the line of Lots Two (2) and Three (3) northeastward 100' to the point of BEGINNING.

And further, the Grantees are hereby granted the express right and privilege to use the trail road to the waters of Claytor Lake.

The Grantor hereby expressly grants to the Grantees her easement and rights acquired by deed dated the 13th day of July, 1970, and of record in the Clerk's Office of Pulaski County, Virginia, in Deed Book 262, Page 172, to use a well installed by the Grantor in the aforesaid deed, in the easement area described therein, and to pipe water from said well to the property herein conveyed, together with the right of ingress and egress thereto.

This conveyance is expressly made subject to the following restrictions and conditions:

1. No building shall be erected on the lots hereby conveyed other than for residential purposes, and no such building shall be erected which shall cost less than Five Thousand (\$5,000.00) Dollars, except that a house trailer may be placed on said property with the written consent of the Grantor, her heirs or assigns.

This conveyance is made expressly subject to the conditions, reservations and restrictions as set forth in the aforesaid certificate of subdivision recorded on the 14th day of December, 1957, and of record in Deed Book 178, Page 587, reference to which is hereby expressly made.

The Grantor covenants that she is seized in fee simple of the land; that she has the right to convey the said land to the Grantees; that the Grantees shall have quiet possession of the said land, free from all encumbrances; and that she will execute such further assurances of the said land as may be requisite.

To have and to hold said real estate unto the Grantees together with all the improvements thereon and all the easements and appurtenances thereunto belonging in in anyway appertaining thereto.

WITNESS the following signatures and seals.

Lillie E. Morehead
George G. Morehead (SEAL)

Lillie E. Morehead, by and through
George G. Morehead, her attorney in fact.

George G. Morehead (SEAL)
George G. Morehead.

STATE OF VIRGINIA
COUNTY OF MONTGOMERY, TO-WIT:

I, Louisa C. Joyner, a Notary Public, in and for the State and County aforesaid, do hereby certify that the above deed

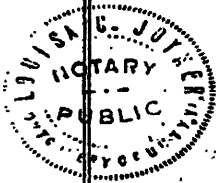
- 3 -

was executed on behalf of Lillie E. Morehead by George G. Morehead, her attorney-in-fact, with general power of attorney, which said power of attorney is dated the 2nd day of July, 1973, and of record in the Clerk's Office of Pulaski County, Virginia, in Deed Book 290, Page 83; and I hereby certify that George G. Morehead, whose name is signed to the foregoing writing bearing date on the 26th day of August, 1976, has personally appeared before me and acknowledged the same in my State and County aforesaid.

My commission expires November 22, 1978.

Given under my hand this August 26th, 1976.

Lillian C. Joyner
Notary Public



VIRGINIA: In the Clerk's Office of the Circuit Court of Pulaski County. This instrument, with the certificate of acknowledgment thereto annexed, is admitted to record at 10:00 o'clock A.M. Sept. 14, 1976, after payment of \$ 3.00 tax imposed by Section 58-54.1.

TESTE *Henry J. Adams* CLERK

974805

AGREEMENT

THIS WELL MAINTENANCE AGREEMENT made and entered into this 24th day of September, 1997, by and among Charles M. and Ruby S. Scott (Lot 1), Edwin B. and Margaret Johnson Brewster (Lots 2,3) herein called well owners, sets out as follows:

RECITALS:

- A.) The owners or their spouse, heirs or assigns who are parties hereto each own real estate located in Emma Morehead Lots Subdivision, Dublin Hollow of Claytor Lake, Pulaski, County, Virginia, as shown on the attached plat.
- B.) A well is located on Lot 1 (Charles M. and Ruby S. Scott owners) and serves both Lot 1 and Lots 2 and 3, as referenced in the Deed from Emma C. Morehead, recorded in Deed Book 262, Page 172, reserving the right to use the well for piping waters therefrom to a site on her remaining property, her successors or assigns.
- C.) There is currently no fund for the purpose of maintaining the shared well. All parties wish to establish such a fund for the purpose of maintaining the well.
- D.) All parties wish to reduce this agreement to writing.

Now **THEREFORE**, in good and consideration of the mutual covenants made herein, the parties agree as follows,

- 1.) All parties hereto will share equally in the maintenance and upkeep of the Well and Pump located on Lot 1. Each party will be responsible for their own water lines and pipes.
- 2.) Any expenditures or additional assessments must be approved by all the property owners of Lot 1 and Lots 2 and 3.

This agreement shall be binding upon, inure the benefit of the parties hereto, their respective successors and assigns, and shall convey and run with the property.

0604 PAGE 0385





0604/PAGE 0386

WITNESS the following signatures and seals:

Edwin B. Brewster (SEAL)
Edwin B. Brewster

Margaret Johnson Brewster (SEAL)
Margaret Johnson Brewster

STATE OF VIRGINIA

The City, Town or County of Bedford to wit:

The foregoing instrument was acknowledged before me this 1st day of October 1997, by Edwin B. and Margaret Johnson Brewster.

[Signature]
Notary Public

My Commission Expires: 1/31/99

(NOTARY SEAL)

WITNESS the following signatures and seals:

Charles M. Scott (SEAL)
Charles M. Scott

Ruby S. Scott (SEAL)
Ruby S. Scott

STATE OF VIRGINIA

The City, Town or County of Bland to wit:

The foregoing instrument was acknowledged before me this 3rd day of October 1997, by Charles M. and Ruby S. Scott.

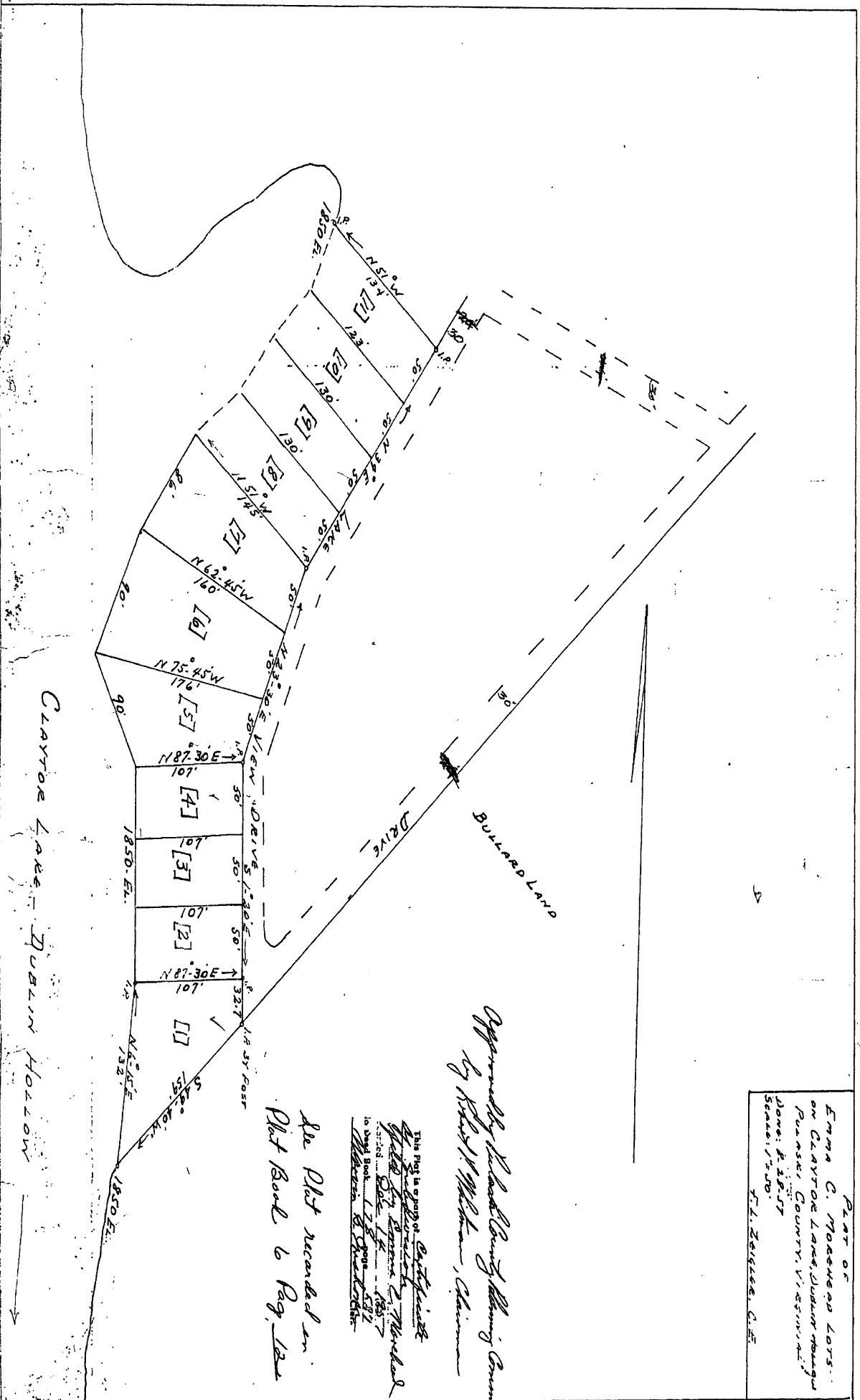
Doris D. Curran
Notary Public

My Commission Expires 12/31/97

(NOTARY SEAL)

BOOK 0604/PAGE 0387

INSTRUMENT #97084885
RECORDED IN THE CLERK'S OFFICE OF
PULASKI COUNTY ON
OCTOBER 22, 1997 AT 04:06PM
PULLENWOOD LOOKAVILLE, CLERK
BY Hail J. Scott DC DEPUTY-CLERK



Part of
 Emma C. Moschler's Lots
 on Clayton Lakes, Dubuque
 Purchase, County, Wisconsin
 Done: A. 28. 57
 State: Wis.
 F. L. Zeigler, C. E.

Approved by the Board of County Supervisors
 by Robert P. Walker, Chairman

This Plat is a copy of the original
 filed in the office of the Register
 of Deeds for the County of Dubuque
 in Book 175, page 1837
 Witness my hand and the seal of the
 Register of Deeds this 12th day of

The Plat recorded on
 Plat Book 6 Page 122

CLAYTON LAKES DUBUIN HOLLOW

BULLARD LAND

DRIVE

VIEW DRIVE

1850. E.

1850 E.

1850 E.

RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

67-2-2

Date 10-7-76 Case No. 67-2-24

Owner Rosa R. Brewster Address Peasimish (Mailing Address) Rt #1 Phone 202-171

Agent Same Address Rt #1 (Mailing Address) Wells Phone #50

Exact Location of Premises George Mankard (Hill) Hill, Va.
(Subdivision, Street or Road Name, Section of Lot No.)

WATER SUPPLY INSPECTION

Installed according to Permit Design Yes No. Distance to nearest House Sewer _____ feet. Distance to nearest Sewage Disposal System _____ feet. (Use Form LHS-143 for Detailed inspection of Water Supply Reference Materials.)

SEWAGE DISPOSAL SYSTEM INSPECTION

- (1) LOCATION

Allotted Area adequate Yes No. Distance from nearest lot lines 5 feet. Trees 10 feet.

Water Supplies 3 feet. Buildings 10 feet.
- (2) INSTALLATION AND DESIGN

Installed according to Permit Design Yes No

Have additional Household Appliances been added NOT on Permit:

Automatic Washer Garbage Disposal

Other _____ (Describe: _____)
- (3) SOIL CONDITION

Are there soil conditions now evident which indicate system may be unsatisfactory as designed: Yes No. If Yes, show adjustments required under "Remarks" below.
- (4) HOUSE SEWER LINE

Installed Yes No. Type of material Plastic

Size _____ Inches.
- (5) SEPTIC TANK

Constructed of Precast Concrete (Kind of Material)

Inside Dimensions Length 8 feet. Width 4 feet.

Liquid Depth 4 feet. Depth of Air Space 2 inches.

Inside Fittings comply with requirements Yes No.
- (6) DISTRIBUTION BOX

Watertight and equal surcharge to each line by Water Test Yes No. Distribution Box provided with _____ (Number) extra outlets for future use.
- (7) SUBSURFACE ABSORPTION FIELD

Total Area in bottom of ditches 1200 square feet.

Number of ditches 3 Length of ditches 20 x 60 feet.

Grade of ditches Minimum 2 inches per 100 feet. Maximum 7 inches per 100 feet. Has system been checked by instruments (Level) Yes No

Type aggregate used 2-4

Depth of aggregate under Tile 6 inches

Total depth of aggregate 13 inches

Depth of backfill over aggregate 12-26 inches
- (8) SURFACE DRAINAGE

Storm Drains from House and Basement flowing away from Subsurface Drainage Field: Yes No. Was Surface Drainage required Yes No. If Yes, has this been provided Yes No. Has area been drained by lowering Ground Water Table: Yes No Not required.
- (9) Are follow-up inspections necessary Yes No.

Septic Tank Contractor: R. L. Dominguez Address Wells Phone _____

This Sewage Disposal System (Is-Not) Approved by R. L. Dominguez Health Department.

Date 10-7-76 Signed R. L. Dominguez (Sanitarian) Date _____ Approved _____ (Health Director)

Date _____ Approved _____ (Advisory Sanitarian) Date _____ Approved _____ (Reviewing Authority - Other Agency)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage occurs to the system. Remarks: System is well installed by contractor and is in good condition.

PERMIT TO INSTALL REPAIR, REASONS FOR REJECTION
WATER SUPPLY SEWAGE DISPOSAL SYSTEM

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.
 (3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

FHA/VA Yes No Date 9-14-76 Case No. 67-2-2 & 3

Owner Bona R. Johnston & Margaret J. Brewster Address Plainville, R.I. Box #171
 part 5 acre Address Rt 1, Plainville Phone _____
(Mailing Address) (Mailing Address)

Exact Location of premises Claytor Lake, Go under bridge on I-81 to ward dam, turn R. on Frontage Rd. end of rd. at mailboxes
(Subdivision, Street or Road Name, Section or Lot No.)

FOR: Dwelling Other 3 bed Automatic Washing Machine Yes No Consumption _____ gal. per day
 Actual Potential Bedrooms _____ Garbage Disposal Unit Yes No (Actual estimated Water)
 Additional wastes _____

(1) WATER SUPPLY (Existing) Class III Approved Yes No Other none
 (To be installed) Class _____ Cased _____ ft. to be grouted _____ ft.

(Unless supported by positive evidence Class III is to be considered as to be installed.)

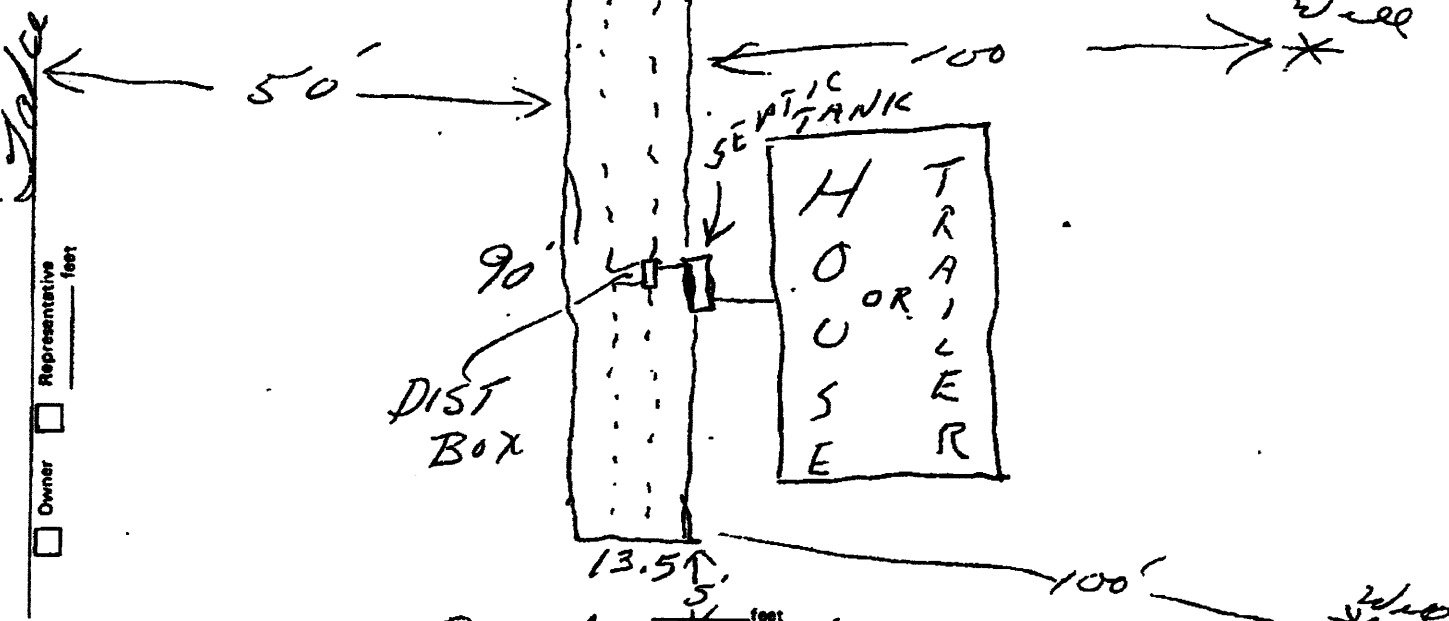
(2) SOIL STUDY Naturally drained, suitable by sight Yes No Technical Classification _____
 Estimated Percolation Rate 1-10 11-25 26-50 51 Percolation Test Required Yes No Rate _____
(Minutes per inch) (Minutes per inch to nearest 10 minutes)
 Depth to Grey Mottles 50 inches (estimate over 4 ft.) OTHER none
 Surface drainage required Yes No OTHER DRAINAGE none

(3) HOUSE SEWER LINE Size 4 inches. Type of material required C.P. 40 Distance from Water Supply 50 feet.

(4) DETAILS OF CONSTRUCTION Watertight Septic Tank of Precast Concrete Material Liquid Capacity 1,000 gallons.
 Inside Dimensions Length 8 feet. Width 4 feet. Liquid Depth 4 feet. Depth of Air Space 1 feet.

SUBSURFACE ABSORPTION FIELD Number of square feet required 1,200 Type aggregate required C.S.
 (5) Depth of aggregate from base of tile to bottom of ditches 6 inches. Allowable fall 1 to 2 inches.
 Total aggregate minimum depth 13 inches or more. Depth of drainfield to be 2-6 inches from surface of original ground.
 Distance from well to septic tank 50 feet; distance from well to drainfield 100 feet.

ugh Sketch of Premises (Including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, es, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.



Note: Owner or his agent must notify Plainville Health Department, Phone 955-1490 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.
 Date _____ Approved _____ (Reviewing Authority) Date 9-20-76 Signed George T. Collier (Sanitarian or Health Director)

BREWSTER MARGARET JOHNSON
 4983 BLUE SKY LN
 DUBLIN VA 24084
 LOTS 2 & 3 EMMA C MOREHEAD LOTS
 FULL MAP#: 067-002-0000-0002 3
 DEED BK - 477, DEED PG - 884

Neighborhood Number
 100

Neighborhood Name
 Lake North

TAXING DISTRICT INFORMATION
 Jurisdiction Name Pulaski County
 Area 001
 District 03
 Parent Parcel Number
 Dept. of Tax Code 2 SF Residential Suburban
 Property Address 4983 BLUE SKY LN

Site Description
 Topography:
 Rolling
 Neighborhood:
 Static
 Zoning:
 MR: Medium Density Residential, MR
 Legal Acres:

Transfer of Ownership

Owner
 JOHNSON RONA R & MARGARET BREW

Consideration Transfer Date
 0 06/18/1990

Deed Book/Page
 D 0477 D 0884

Deed Type

Valuation Record

Assessment Year	01/01/2014	01/01/2015	01/01/2017	01/01/2021	09/30/2021					Taxable Value:
Reason for Change		2015 Reasses	REQ POSTING	2021 Reval	NEW CONSTR					
0	210000	170000	170000	175000	175000					
I	296100	261400	261400	292500	297500					
T	506100	431400	431400	467500	472500					472500



Land/Use Information

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Total Land Value:				175000

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of **May 14th, 2026**, between **Maragaret Johnson Brewster** owner of record of the Property sold herein (hereinafter referred to as the "Seller"), and _____ (hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

1. Real Property. Purchaser agrees to buy, and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which fronts upon a public street or has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of Pulaski, Virginia, and described as:

2. Legal Description –

+/- 0.246 acres and improvements; Map #: 067-002-0000-0002 3; LOTS 2 & 3 EMMA C MOREHEAD LOTS; DB 477 PG 884; Plat Book 3 Page 17

Address: 4983 Blue Sky Ln., Dublin, VA 24084

3. Purchase Price. The purchase price of the Property is equal to the auction bid price plus 10% Buyer's Premium, which is as follows: _____ (hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

4. Deposit. Purchaser will make a deposit with the Attorney or Title Company of Purchasers Choice, of **\$10,000** (hereinafter referred to as the "Deposit"). The Deposit shall be held by the Attorney or Title Company, pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price.

5. Settlement Agent and Possession. Settlement shall be made at **Attorney or Title Company of Purchasers Choice** on or before **June 29th, 2026** ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

6. Required Disclosures.

(a) **Property Owners' Association Disclosure.** Seller represents that the Property is not located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.

Seller's Initials _____

Purchaser's Initials _____

The information contained in the association disclosure packet shall be current as of a specified date which shall be within 30 days of the date of acceptance of the Contract by the Seller. Purchaser may cancel this Contract: (i) within 3 days after the date of the Contract, if on or before the date that Purchaser signs the Contract, Purchaser receives the association disclosure packet or is notified that the association disclosure packet will not be available; (ii) within 3 days after hand-delivered receipt of the association disclosure packet or notice that the association disclosure packet will not be available; or (iii) within 6 days after the post-marked date, if the association disclosure packet or notice that the association disclosure packet will not be available is sent to Purchaser via the United States mail. Purchaser may also cancel the Contract, without penalty, at any time prior to Settlement if Purchaser has not been notified that the association disclosure packet will not be available and the association disclosure packet is not delivered to Purchaser. Purchaser's notice of cancellation shall be either hand-delivered or sent via United States mail, return receipt requested, to Seller. Purchaser's cancellation pursuant to this subsection shall be without penalty. This Contract shall become void upon cancellation and the Deposit shall be refunded in full to Purchaser upon Purchaser's notice of cancellation.

If more than 6 months have elapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the property owners' association along with a request for assurance that the information required by Virginia Code § 55-512 previously furnished to Purchaser in the association disclosure packet remains materially unchanged; or, if there have been material changes, a statement specifying such changes. Purchaser shall be provided with such assurances or such statement within 10 days of the receipt of such request by the property owner's association. Purchaser may be required to pay a fee for the preparation and issuance of the requested assurances. Said fee shall reflect the actual costs incurred by the property owners' association in providing such assurances but shall not exceed \$100.00 or such higher amount as may now or hereafter be permitted pursuant to applicable statutes.

Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

(b) **Virginia Residential Property Disclosure Act.** The Virginia Residential Property Disclosure Act (§55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes certain representations as to the real property. Said form is attached.

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is not a condominium unit. If the Property is a condominium unit, this Contract is subject to the Virginia Condominium Act that requires Seller to furnish Purchaser with certain financial and other disclosures prior to entering into a binding contract. If the required disclosures are unavailable on the date of ratification, Seller shall promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may

Seller's Initials _____

Purchaser's Initials _____

void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

If more than 60 days have lapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the unit owners' condominium association with a request for assurance from the unit owners' condominium association that there have been no material changes from the previously furnished information from the unit owners' condominium association.

Purchaser may declare this Contract void within 3 days after either receipt of the required disclosures or of notice that there are material changes, or the failure of the condominium unit owners' association to provide assurances (within 10 days after receipt of Purchaser's request) that there have been no material changes.

(d) **Mechanics' and Materialmen's Liens.**

NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated.

AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

(e) **Notice of Principal Residence.** Purchaser does ____ or does not ____ intend to occupy the Property as Purchaser's principal residence.

(f) **Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

(g) **Lead-Based Paint Disclosure.** The certification, required pursuant to the Lead-Based Paint Hazard Reduction Act of 1992, signed by Seller on any residence built prior to 1978. Home was built in 1977 and lead base paint disclosures apply.

Seller's Initials _____

Purchaser's Initials _____

(h) **Choice of Settlement Agent.** Virginia’s Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent’s role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

7. **Standard Provisions.**

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney’s fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser’s bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser’s sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser’s attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In

Seller’s Initials _____

Purchaser’s Initials _____

addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract, with appropriate arrangements being made by Seller to repair the damage, in a manner acceptable to Purchaser, or Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and any condemnation awards and shall pay over to Purchaser any sums received as a result of such loss or damage.

(f) **Property Sold "As Is".** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property.

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

Seller's Initials _____

Purchaser's Initials _____

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement except for the provisions relating to rollback taxes. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract shall be construed under the laws of the Commonwealth of Virginia.

(j) **Other.** The following personal property and appliances convey with the property two refrigerators, two stoves, two dryers, two washers, two dishwashers, all boat docks furniture, grill, kitchen unit, window shades, matching tile, extra paint, pots, pans, microwave, dining room table & chairs, and all pool equipment.

Seller's Initials _____

Purchaser's Initials _____



**SUMMARY OF RIGHTS AND OBLIGATIONS
OF SELLERS AND PURCHASERS UNDER
THE VIRGINIA RESIDENTIAL PROPERTY DISCLOSURE ACT**



Virginia's Residential Property Disclosure Act (the "Act") (Virginia Code § 55.1-700 et seq.) requires real estate licensees to inform the parties to a transaction with whom they deal of their rights and obligations under the Act. The licensee providing this information to you is prepared to answer any questions you may have about what the Act means to you, and to furnish you with a copy of the Act at your request.

The Act applies to sales, exchanges, installment sales, or leases with option to purchase of residential real property improved with one to four dwelling units. The Act does not apply to: transfers pursuant to court order (estate administration, pursuant to writ execution, foreclosure, bankruptcy, condemnation, or by decree for specific performance); transfers among co-owners; transfers among spouses; transfers among parents or grandparents and their children or grandchildren; tax sales; transfers involving a government or housing authority; or (subject to certain exceptions discussed below) sales of new homes.

The Act requires sellers to furnish purchasers with a disclosure statement developed by the Virginia Real Estate Board. The statement must be furnished to the purchaser before final ratification of the purchase contract or the purchaser may terminate the contract or sue later for damages. The disclosures will be current as of the date of delivery. The seller will not be required to provide updated or additional disclosures if a transaction pursuant to a ratified real estate contract proceeds to settlement after the effective date of legislation amending any of the disclosures under § 55.1-700, provided that the correct disclosures were delivered under the law in effect at the time of delivery. The statement will direct purchasers to the **RESIDENTIAL PROPERTY DISCLOSURES** web page (https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/) for important information about the real property. Purchasers are advised to consult the webpage.

A seller, in furnishing a disclosure statement, makes no representations or warranties as to the condition of the property or any improvements located thereon nor with respect to the matters set forth and described at the **RESIDENTIAL PROPERTY DISCLOSURES** web page (https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/). Purchaser is advised to exercise whatever due diligence purchaser deems necessary, including a home inspection, as defined in Virginia Code § 54.1-500, in accordance with the terms and condition of the purchase contract, but in any event prior to settlement.

A builder of a new home must disclose to a purchaser in writing all known material defects which would constitute a violation of any applicable building code. In addition, for property located wholly or partially in any locality comprising Planning District 15 (the City of Richmond, the Town of Ashland, and the counties of Charles City, Chesterfield, Goochland, Hanover, Henrico, New Kent, and Powhatan), the builder (or seller, if the owner is not the builder) shall disclose in writing whether mining operations have previously been conducted on the property or the presence of any abandoned mines, shafts or pits. This disclosure does not abrogate any warranty or other obligations the builder may have to the purchaser, and must be made (i) when selling a completed home, before acceptance of the purchase contract, or (ii) when selling a home before or during construction, after issuance of a certificate of occupancy. No disclosure or statement of any kind is required if there is no such information to disclose. Any required disclosure may be, but need not be, contained in the disclosure statement described in this summary.

A purchaser must be furnished with a disclosure statement signed by the seller prior to final ratification of the purchase contract. If such statement is received after final ratification, the purchaser's sole remedy shall be to terminate the purchase contract by sending written notice to the seller either by hand delivery or U. S. Mail, postage prepaid, at or prior to the earliest of (i) three days after receiving the statement (if delivered in person); (ii) five days after postmark (if sent by U. S. Mail, postage prepaid); (iii) settlement; (iv) occupancy by purchaser; (v) purchaser's making written application for a mortgage loan if such application discloses that the termination right ends upon application; (vi) purchaser's execution of a written waiver of the right to terminate (such waiver may not be in the purchaser contract).

If the seller fails to provide the required disclosure statement, the contract may be terminated as set forth above. If the seller fails to provide the required disclosure statement, or the seller misrepresents, willfully or otherwise, the information required in such disclosure, except as a result of information provided by the locality in which the property is located, the purchaser may bring an action to recover actual damages suffered as a result of such violation. No purchaser of property located in a noise zone designated on the official zoning map of the locality as having a day-night average sound level of less than 65 decibels shall have a right to maintain an action for such damages. Any such action must be brought within one year of the date the purchaser received the disclosure statement. If no disclosure statement was provided to the purchaser, the action must be brought within one year of the date of settlement, or purchaser's occupancy of the property by lease with option to purchase.

Purchasers should be aware that neither a seller nor a real estate licensee is obligated to disclose facts or

occurrences which have no effect on the physical structure of the property, its physical environment, or the improvements located thereon, or the fact that the property was the site of a homicide, felony, or suicide. Furthermore, it is a violation of federal law to disclose whether a previous occupant of the property was afflicted with the HIV virus or has AIDS. Purchasers should be aware that in providing a disclosure statement:

1. **CONDITION:** The owner(s) of the residential real property makes no representations or warranties as to the condition of the real property or any improvements thereon, or with regard to any covenants and restrictions, or any conveyances of mineral rights, as may be recorded among the land records affecting the real property or any improvements thereon, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary including obtaining a home inspection, as defined in § 54.1-500, a mold assessment conducted by a business that follows the guidelines provided by the U.S. Environmental Protection Agency, and a residential building energy analysis, as defined in § 54.1-1144, in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.
2. **LOT LINES:** The owner(s) makes no representation with respect to current lot lines or the ability to expand, improve, or add any structures on the property, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary, including obtaining a property survey and contacting the locality to determine zoning ordinances or lot coverage, height, or setback requirements on the property.
3. **ADJACENT PARCELS:** The owner(s) makes no representations with respect to any matters that may pertain to parcels adjacent to the subject parcel, including zoning classification or permitted uses of adjacent parcels, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary with respect to adjacent parcels in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.
4. **HISTORIC DISTRICT ORDINANCES(S):** The owner(s) makes no representations to any matters that pertain to whether the provisions of any historic district ordinance affect the property and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary with respect to any historic district designated by the locality pursuant to § 15.2-2306, including review of (i) any local ordinance creating such district, (ii) any official map adopted by the locality depicting historic districts, and (iii) any materials available from the locality that explain (a) any requirements to alter, reconstruct, renovate, restore, or demolish buildings or signs in the local historic district and (b) the necessity of any local review board or governing body approvals prior to doing any work on a property located in a local historic district, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.
5. **RESOURCE PROTECTION AREAS:** The owner(s) makes no representations with respect to whether the property contains any resource protection areas established in an ordinance implementing the Chesapeake Bay Preservation Act (§ 62.1-44.15:67 et seq.) adopted by the locality where the property is located pursuant to § 62.1-44.15:74, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary to determine whether the provisions of any such ordinance affect the property, including review of any official map adopted by the locality depicting resource protection areas, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.
6. **SEXUAL OFFENDERS:** The owner(s) makes no representations with respect to information on any sexual offenders registered under Chapter 23 (§ 19.2-387 et seq.) of Title 19.2, and purchasers are advised to exercise whatever due diligence they deem necessary with respect to such information, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.
7. **DAM BREAK INUNDATION ZONE(S):** The owner(s) makes no representations with respect to whether the property is within a dam break inundation zone and purchasers are advised to exercise whatever due diligence they deem necessary with respect to whether the property resides within a dam break inundation zone, including a review of any map adopted by the locality depicting dam break inundation zones.
8. **WASTEWATER SYSTEM:** The owner(s) makes no representations with respect to the presence of any wastewater system, including the type or size thereof or associated maintenance responsibilities related thereto, located on the property and purchasers are advised to exercise whatever due diligence they deem necessary to determine the presence of any wastewater system on the property and the costs associated with maintaining, repairing, or inspecting any wastewater system, including any costs or requirements related to the pump-out of septic tanks, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.
9. **SOLAR ENERGY COLLECTION DEVICE(S):** The owner(s) makes no representations with respect to any right to install or use solar energy collection devices on the property.
10. **SPECIAL FLOOD HAZARD AREAS:** The owner(s) makes no representations with respect to whether the property is located in one or more special flood hazard areas and purchasers are advised to exercise whatever due diligence they deem necessary, including (i) obtaining a flood certification or mortgage lender determination of whether the property is located in one or more special flood hazard areas, (ii) reviewing any map depicting special flood hazard areas, (iii) contacting the Federal Emergency Management Agency (FEMA)

or visiting the website for FEMA's National Flood Insurance Program or for the Virginia Department of Conservation and Recreation's Flood Risk Information System, and (iv) determining whether flood insurance is required, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.

11. **CONSERVATION OR OTHER EASEMENTS:** The owner(s) makes no representations with respect to whether the property is subject to one or more conservation or other easements and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract.
12. **COMMUNITY DEVELOPMENT AUTHORITY:** The owner(s) makes no representations with respect to whether the property is subject to a community development authority approved by a local governing body pursuant to Article 6 (§ 15.2-5152 et seq.) of Chapter 51 of Title 15.2 and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with terms and conditions as may be contained in the real estate purchase contract, including determining whether a copy of the resolution or ordinance has been recorded in the land records of the circuit court for the locality in which the community development authority district is located for each tax parcel included in the district pursuant to § 15.2-5157, but in any event, prior to settlement pursuant to such contract.
13. **MARINE CLAYS:** The owner(s) makes no representations with respect to whether the property is located on or near deposits of marine clays (marumsco soils), and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with terms and conditions as may be contained in the real estate purchase contract, including consulting public resources regarding local soil conditions and having the soil and structural conditions of the property analyzed by a qualified professional.
14. **RADON GAS:** The owner(s) makes no representations with respect to whether the property is located in a locality classified as Zone 1 or Zone 2 by the U.S. Environmental Protection Agency's (EPA) Map of Radon Zones, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether the property is located in such a zone, including (i) reviewing the EPA's Map of Radon Zones or visiting the EPA's radon information website; (ii) visiting the Virginia Department of Health's Indoor Radon Program website; (iii) visiting the National Radon Proficiency Program's website; (iv) visiting the National Radon Safety Board's website that lists the Board's certified contractors; and (v) ordering a radon inspection, in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract.
15. **DEFECTIVE DRYWALL:** The owner(s) makes no representations with respect to the existence of defective drywall on the property, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether there is defective drywall on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract. For purposes of this disclosure, "defective drywall" means the same as that term is defined in § 36-156.1.
16. **LEAD PIPES:** The owner(s) makes no representations with respect to whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free" pursuant to 42 U.S.C § 300g-6, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free," in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract.
17. **IMPOUNDING STRUCTURES OR DAMS:** The owner(s) makes no representations with respect to the condition or regulatory status of any impounding structure or dam on the property or under the ownership of the common interest community that the owner of the property is required to join, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary to determine the condition, regulatory status, cost of required maintenance and operation, or other relevant information pertaining to the impounding structure or dam, including contacting the Department of Conservation and Recreation or a licensed professional engineer.
18. **AIRCRAFT NOISE:** The owner makes no representations or warranties with respect to the property's proximity to a public use airport nor any noise from aircraft due to the proximity of the property to flight operations. The Federal Aviation Administration is responsible for managing the national airspace system, including aircraft flight paths. Purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary to determine whether a property is within proximity to a flight path or public use airport aircraft noise zone, including contacting (i) the locality or public use airport and reviewing any available maps depicting public use airport aircraft noise zones or (ii) the Department of Aviation or visiting the Department of Aviation's website, where any such maps, if made available by localities or public use airports, shall be accessible to the public ([Department of Aviation Website](#)).

If the property is located in a locality in which a military air installation is located, the seller must provide purchasers with a disclosure statement setting forth whether the property is located in a noise zone or accident potential zone, or both, if so designated on the official zoning map of the locality. Such disclosure shall state the specific noise or accident potential zone, or both, in which the property is located.

Please acknowledge receiving a copy of this summary by signing below.

X Margaret J. Brewster 3-19-26 (Date)

_____ (Date)



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property—whenever the property is to be sold or leased with an option to buy—to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

PROPERTY ADDRESS/
LEGAL DESCRIPTION: 067-002-0000-0002 3
4983 Blue Sky Ln, Dublin VA 24084

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:

https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

* Margaret J Brewster _____
Owner Owner

3-19-26 _____
Date Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser Purchaser

Date Date



VIRGINIA REALTORS®
 DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
 LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
 (Purchase)



This disclosure applies to the property(ies) in the City or County of Dublin and is described as follows:
4983 Blue Sky Ln, Dublin VA 24084

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sellers' Disclosures (each Seller initial in each space and check the appropriate box after each space)

MSB (a) Presence of lead-based paint hazards (check one below):
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 Known lead-based paint and/or lead-based paint hazards are present in the housing: (Explain): _____

MSB (b) Records and reports available to the seller (check one below):
 Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents): _____

Purchasers' Acknowledgments (each purchaser initial in each space and check the appropriate box after space (e))

_____ (c) Purchaser has received copies of all available information listed above.
 _____ (d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home.", available at <https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf>
 _____ (e) Purchaser has (check one below):
 Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

Agents' Acknowledgments (each agent involved in this transaction receiving compensation from the seller must initial in the appropriate space)

MSB (f) Seller's agent (listing agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and Agent is aware of his/her responsibility to ensure compliance.
 _____ (g) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has been assured the seller is aware of the seller's obligations under 42 U.S.C. 4852d, or the Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d, and Agent is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify that, to the best of their knowledge, the information provided by the signatory is true and accurate.

_____/_____ Date	_____ Seller	_____/_____ Date	_____ Purchaser
_____/_____ Date	_____ Seller	_____/_____ Date	_____ Purchaser
_____/_____ Date	<u>MSB</u> Agent	_____/_____ Date	_____ Agent

For informational purposes only:
 Firm: Blue Ridge Land & Auction Firm: _____